



District 1 Advisory Board Minutes

Monday, October 4, 2021 • 6 p.m.

Atwater NRC • 2755 E. 19th St. N., Wichita, KS 67214

Virtual Meeting Option • Zoom and Facebook Live

Video of meeting: <https://fb.watch/8VnUzNG4C9/>

Order of Business

The District 1 Advisory Board meeting was held at 6 p.m. at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N., Wichita, KS 67214. DAB members, staff/presenters, and residents also had the option to participate virtually via the platform Zoom, and the meeting was live-streamed on the District 1 Facebook page. Vice Mayor Johnson and 10 DAB members were present. There were also 10 City staff and 56 members of the public in attendance. The minutes from September 13, 2021 and current agenda were approved.

Members Present

Lou Ann Robertson (Zoom)
Joseph "Tex" Dozier (Zoom)
Aaron Santry (Zoom)
Kaytie Brozek
Lawanda DeShazer
Naquela Pack
Leslie "Les" Davis
Seth Windsor
Danyelle Johnson
Landon Gibson

Members Absent

Marcus Porter

Staff Present

Officer Chad Ditch, WPD (Zoom)
Officer Thomas Grindley, WPD (Zoom)
Officer A.J. Villegas, WPD (Zoom)
Capt. Micah Hoelscher, WFD (Zoom)
Angela Buckner, Parks & Recreation (Zoom)
Anne Ethen, WPL (Zoom)
Philip Zevenbergen, MAPD
Scott Wadle, MAPD
Tasha Hayes, Office of Community Services
Maddy Campbell, Office of Community Services (Zoom)

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Staff Reports

1. Wichita Police Department

Community Police Officers shared district and city-wide statistics and crime trends and department updates, discusses relevant public safety topics, and answered questions from the DAB and public.

Officer Thomas Grindley, Patrol North shared the following:

- On October 29 Patrol North will be assisting with the food giveaway at Progressive church.
- Patrol North will be assisting with the upcoming neighborhood clean-ups in the Sleepy Hollow and Fairmount Neighborhoods.
- There was a homicide at 15th and Belmont within the last week. Arrest has been made and there is no further danger to the community.

Officer Chad Ditch, Patrol East shared the following:

- On October 22 Patrol East is partnering with Parks & Recreation for a trunk or treat event at Clapp Park from 6-8pm.
- Recently we have had several reports of larceny from gas stations in the area of Central and Oliver to 13th and Oliver. Last month we spent time at local middle schools with students during their lunch periods and have had assistance from school mentors. Those gas stations have reported a large decrease in their larcenies just from spending a little time with those kids during their lunch periods and having mentors there.

Officer A.J. Villegas, Patrol South shared the following:

- Update on aggravated battery with a firearm incident that took place at Six Degrees located at with 222 N. Washington – the suspect has been arrested and charged with Aggravated Battery and Criminal Possession of a Firearm by a Felon. No further danger to the community.
- Street racing ordinance was passed.

Q (DAB- Aaron Santry): Who is the appropriate person to contact if I notice a drug deal taking place across the street from my house?

A (Officer A.J. Villegas): You can bring it to the attention of your beat coordinator, their contact information is listed on the website.

Q (DAB- Lawanda DeShazer): Can you please provide the street racing ordinance code again?

A (Officer A.J. Villegas): It is 11.24.050 and can be found on the city website.

2. Wichita Fire Department

District 1 WFD staff provided monthly district statistics, shared information on seasonal fire and public safety topics, and answered questions from the DAB and public.

Capt. Micah Hoelscher shared:

- The total number of fires in District 1 for the month of September was 27.
- 75 service calls, 478 medical calls, 689 total alarms and three significant fires that were investigable.
- Oct 3-9 is Fire Prevention week. Most of the day is spent at schools teaching kids about fire prevention.
- The fire department is wrapping up the “Close before You Doze” campaign.
- Two engines returned from Louisiana last week. WFD assisted with calls while local staff assisted with the heavy damage areas.
- Recruit class currently has 10 students and 30 new engine drivers will start academy next week.

3. Park & Recreation

Angela Buckner shared the following department updates with a focus on services, programs and events in District 1:

Edgemoor Recreation Center

- Fall sessions are well underway and the following classes have great enrollment:
 - Ballet & Tap Tots – 10
 - Fencing Beg/Inter – eight total (combined class to enable both to be held) but the beginning class hasn’t gone since before Covid
 - Forever Fit – Tu class has 14 and Fri class has 10
 - Yoga – Mon-12; Wed-12; Th-18
 - Zumba – nine
 - Hula Hoop Workout – eight
 - Independent Oil Painting – nine (spring session had seven)
 - Mah Jongg – 11 (with waitlist – spring had four)
- The Hyde community facility had been experiencing lots of illegal dumping by the dumpster. This has become an issue at most of the community facilities and some of the recreation centers. Staff thought it would be a good idea to get rid of the dumpster and utilize Park Maintenance’s poly carts. While this may not be the best solutions due to Park Maintenance being short staffed, it has definitely cut down on the illegal dumping at Hyde. Hyde is being used as a test site to see if it would help cut down on illegal dumping and may be used at the other community facilities.

Linwood Recreation Center

- Linwood Recreation Center partnered with the Girl Scouts on September 2nd and hosted Girl Scout registration for the Linwood community. Twenty-five girls signed up during the event, with future partnership programs in the works.
- Linwood Recreation Center was closed on September 7 & 8 with a complete power shutdown to replace an electrical panel. The old panel was not up to current code and identified as needing replaced during fire damage to the facility in late April.
- Two new language classes (French & Spanish) were offered at Linwood during the fall session of classes and both were highly successful. Plans are to expand this language programming by offering ESOL classes in upcoming sessions.

Lynette Woodard Recreation Center

- Lynette Woodard’s weekend classes have been booming with registration numbers and number of weekend class offered success rate. Woodard has seven out of nine weekend classes successfully being held with over minimum registration numbers. The classes have generated

over \$727 in revenue. After instructor cost Woodard will have a profit of \$403.00 for the four & five week classes during the first part of the fall session.

- As the fall session gets under way, Lynette Woodard's Tiny Tot and Tot classes are zooming with participation and revenue. The four to five week classes run 30 to 45 minutes per class and have three classes with max enrollment. While five have over 90% max enrollment. The first fall session classes will generate over \$749 in revenue. There were 14 classes offered for September with eight successfully going - which is over a 57% success rate.

The three classes with full enrollment:

- Ninja Warrior Fitness
- Ninja Warrior Obstacle Course
- Kick-start Sports

The five classes with 90% max enrollment:

- *Sports of All Sorts
- *Basketball Clinic (Tot)
- *Soccer Clinic & Soccer Clinic(Tot)
- * Music Makers

- Lynette Woodard has steadily increased rentals at Fairmount Community Center the last few months with an average rental every weekend in comparison to the spring session with only one rental for Fairmount. Revenue for the rentals has brought in over \$1,200.00 as of September.

McAdams Rec. Center

- McAdams is hosting fall festival on Oct 29. This free community event will be held from 7:30-9:30pm. This year the event will be held outside and include a bonfire and DJ.
- McAdams also has gym rental space available on Fridays, Saturday and Sunday.

Wichita Park and Recreation Department held its annual Open streets in September. The event was attended by an estimated 20,000 plus. It was scaled back due to covid-19 precautions, but everyone enjoyed being outside on a beautiful day down Douglas.

4. Wichita Public Library

Anne Ethen provided the following written department update with a focus on services, programs, and events in District 1:

Story times are back this fall! For health and safety reasons, story times will be held outdoors in the cool fall Kansas weather, weather permitting. The Rockwell Branch will hold Family Story times, aimed at ages two to six, Wednesday mornings in October, from 10:45 to 11:15. Visit www.wichitalibrary.org/events to learn more and to register.

This year, the Library has been working with a business called Sonify, along with Envision and the Wichita Community Foundation, and members of the blind and visually impaired (BVI) community to create projects around data-driven storytelling. The purpose of this project is to make data sets more accessible to the BVI community through auditory means, like podcasts and music. Last month, the group met with experts in data research and sonification and took a deep dive into this new trend of communication. We look forward to continuing this work and seeing how we can incorporate this method of information sharing into the Library culture.

The Library recently launched a pilot program to increase accessibility to the Library's e-collections to those that do not have library cards. Overdrive, the Library's e-book vendor, offers an Instant Digital Card (IDC) that allows community members to sign up to access e-books and audiobooks with a cell phone number. The IDC authenticates off zip code so residents in Wichita can access these e-materials. This is a great way for customers who aren't familiar with the Library to still use Library services. This new service is being promoted at the airport through brochures – an ideal place for people who need access to a book for their flight.

Customers will see some positive changes when placing holds on materials through the online catalog. Part

of this year's budget process included the implementation of no hold fees. Previously, materials placed on hold through the catalog were charged 25 cents. Those fees are now gone. We will still charge a \$1 per item fee if a customer doesn't pick up their holds within the reservation period of seven days. You can browse the online catalog at catalog.wichitalibrary.org.

This month, we welcome the next Director of Libraries back to the Wichita Public Library. Jaime Prothro began service as the Director of Libraries on October 4. She began her professional career with the Wichita Public Library as the Evergreen Branch Manager and later the Customer Services Manager. She spent the last several years as the Customer Experience Director with the Pierce County Library System in Tacoma, Washington.

Recommended Action: Received and filed.

Public Agenda

5. Scheduled Items

There were no scheduled items.

6. Off-Agenda Items

There were no off agenda items.

7. Vice Mayor Updates and Announcements

Vice Mayor Johnson sharpened the following City and community updates:

- We have a new District 1 Community Services Representative, Tasha Hayes.
- City-to-City in Oklahoma City. Learned about how good they are at engagement and how they reach people where they are. We have a lot of learning from them and I believe that we learned quite a bit. Had the opportunity to meet the Commissioner of the Oklahoma City Thunder who shared his thoughts on the Justice Reform with us.
- City council approved the renaming of McAdams Recreation Center to the Carl G. Brewer Community Center on September 21. Approval for the eight million dollar renovation project will take place later this month. Hopefully construction will be complete in early 2023.
- Next week we will have final discussion of the Non-Discrimination Order (NDO) at the council meeting.

Q (DAB- LeWanda DeShazer): Is the council allowing public comments on the NDO next week at the meeting?

A (VM Johnson): Yes, every agenda items except some zoning cases is open for public comment.

Q (DAB- Naquela Pack): How is information from the city-to-city trip shared with the community?

A (VM Johnson): I try to share at the District Breakfast, in the District newsletter, and at DAB meetings.

Recommended Action: Received and filed.

New Business

8. PUD2021-00018

City zone change from TF-3 Two-Family Residential, LC Limited Commercial and GO General Office to Planned Unit Development #92 (Happiness Plaza); generally located south of East Douglas Avenue at the northwest corner of East Oakland Ave and South Clifton Ave (123, 125 S. Clifton; 3344 E Oakland) for parking

The Metropolitan Area Planning Commission will hear this request on October 7, 2021.

Recommended Action: Based on the information available at the time of the public hearing, staff recommends **DENIAL** of the application.

PUD2021-00018 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2021-10-04%20DAB%201%20PUD2021-00018%20Staff%20Report.pdf>

DAB and members of the public asked and made the following summarized questions and comments:

Q (DAB): As the MAPCD member stated, a year or so ago Happiness Plaza knew they would be expanding businesses and asked for a reduction in parking, what has changed?

A (Agent): They knew they would utilize the space for retail, one space per three square feet. However, the expansion of the restaurant is requiring more parking. There is no intention of having signage besides park lot directional signs.

Q (DAB): Did I hear you say if the application is not approved the applicant will not build the new structure?

A (Agent): I'm not sure I spoke to that.

Q (DAB): So, is larger coming period?

A (Agent): I will let the applicant answer that. If we cannot have the parking I am not sure how that impacts their development plans for the rest of Happiness Plaza.

Q (DAB): Is the parking more for the restaurant or the new developments?

A (Agent): I think that you are only seeing the restaurant open right now. Again, much higher parking demand. One of the highest parking demands in our code. I think you're seeing seventy-five percent usage rate with just The Belmont. Yes, it is just for the restaurant.

Q (DAB): You did a parking study in September. Did you complete a parking study in June or July?

A (Agent): The City of Wichita requested that we complete a parking study two weeks prior. Planning staff saw a need to answer more questions and we completed a parking study two weeks later. We used the City's format.

Q (DAB): Are there any bike racks?

A (Applicant): We installed bike racks. We offer discounts for patrons that ride their bikes to the restaurant. The Q line does have a stop in front of our property, although it may have been moved. We let the scooters park in front of our property. We are trying to do everything we can to make it as walkable and bikeables as possible. We have a popular restaurant but people are coming from all sides of the town to enjoy.

Q (DAB): Are the residential properties currently leased to tenants? If so, what is the plan for the tenants?

A (Applicant): The residential properties are not currently leased. They are vacant. We have discussed possibly relocating one of the homes to a different property that does not have a structure on it.

Q (DAB): If your application is denied, do you have alternative plans or what you will do with the properties?

A (Applicant): We are just taking it one step at a time. We

C (DAB): I can say parking on the street is inevitable. It does not matter how much parking lot parking you have, people are going to park on the street regardless. With people and places we are pushing for more people walking.

C (DAB): Observation, I think it is awesome that you tried to make the parking lot fit into the character of the neighborhood. But you could have forty-four parking spots.

A (Applicant): Yes, we could have forty-four parking spots. It would actually cost less to do forty-four

parking spaces compared to twenty-four with the proposed set up.

Q (DAB): What is the total number of parking spots you need per the city requirements.

A (Applicant): I would have to check on that, I believe it is twenty-four.

C (DAB): Yes, you are helping with the street parking by having the lot, but when you do the farmers market you have more traffic and increased street parking.

A (Applicant): There will not be a farmers market every day. We would like farmers market in order to create a more park like setting. A farmers market would be held maybe once a month and only when it is nice out. So, six months out of the year. A little more traffic once a month, but it will not be a weekly event. The hours of the farmers market will not affect The Belmont's hours.

C (DAB): What is the total amount of spaces the applicant needs?

A ((Philip Zevenbergen): Sixty-four spaces is what is required since the applicant previously requested a parking reduction. We are not requiring more parking due to the new development. All of the uses require a total of sixty-four spaces. The applicant is not required to provide additional parking because the parking reduction was approved.

C (Public): I moved to College Hill because we love old areas and old houses. I am also an educator and looking to the future for my students and opportunities for them to gain experience. Opportunities like working at The Belmont for a young chef when they are building their skills. This is an important time in their journey. The Belmont and Tory have been able to exhibit these experiences of students. Not all staff and restaurant managers do this for our students. It is not for financial reasons. They have made twenty thousand dollars in contributions to the community. This is the kind of leadership we want to attract her in Wichita.

C (Public): I returned to Wichita as a disable veteran. My goal and dream was always to buy home in college hill and that is what I am trying to do. I have learned that businesses come and go but family homes are important to our community. The homes hold years of memories. The homes are beautiful. Why don't we use vacant spots instead of taking away existing homes?

Q (Public): At the college hill quarterly meeting they (the applicant) stated we could host community events in the parking area. Can we still have events there?

A (Applicant): Yes, that is the intention.

C (Public): Patrons park in front of driveways and fire hydrations. We need to do something because it is a mess. There was one lady concerned about late night drinking but I drive through at night and I don't think that's an issue. People are all up and down the streets. HOA is no longer involved, they did not feel like there was a need. Condo manager doesn't care one way or another, he just wants it to look nice for all of us. I support the parking lot.

C (Public): There is a third concept that was mentioned for extended hours of The Belmont and attracting different customers at the Speak Easy. I would like to know if that is still on the table to be considered.

C (Public): I support the project. I do not think the parking study is reflected of what I see in the neighborhood. I think amenities such as the restaurants we have makes the neighborhood more attractive. The proposed parking is increasing the capacity of parking we have.

C (Public): I've lived in college hill my entire life. There is not enough parking in this area. This is a fantastic business but there just simply enough parking. Someone that lives in the community and knows it well openly supports it.

C (Public): I am the President of the College Hill Neighborhood Association. I started getting calls from neighbors asking why are the applicants buying houses. Applicant wasn't sure what they were going to do with the purchased properties. The applicants attended NA meeting for presented the parking structure concept, stood for questions and welcomed conversation. NA suggested valet and applicants state there were no valet options in Wichita. The NA wants the restaurants to thrive and wants a beautiful

neighborhood. NA supports the restaurant.

C (Public): I am the real estate agent. The owner of 125 S Clifton listed her house for sale by owner on Facebook. Owner of 125 S Clifton sold home to applicants. Owner of 125 S Clifton stated her neighbor (123 S Clifton) wanted to sell home as well. Real Estate agent contacted owner of 123 S Clinton. Applicant purchased home at 123 S Clifton.

Q (DAB): Did the owners know they were selling their home to become a parking lot.

A (Public): Yes, they both knew the homes would become a parking lot. The seller were concerned about fixing the parking issues in the neighborhood.

C (Public): I believe that what we need is a firm foundation. The Belmont and the project they are talking about is doing everything they possible can to solidify a foundation and move forward. To preserve the neighborhood we need a firm foundation. When need to support something that is going to create a firm foundation like they are.

C (Public): I live on the corner of Clifton and Oakland, directly behind The Belmont. The problem that we have in College Hill is not The Belmont, it is the people driving. Drivers don't know what they are doing. We have all called the police several times because they park everywhere and speed. It's going to take everyone in the neighborhood. I am not an advocate for the parking lot. I love the houses.

C (Public): Every car that pulls into Andy's drive thru has their headlights shining on my house. The street parking is an issue. The street parking survey was incorrect because there are three vacant houses. Every house only has room for one car to park in the driveway, so everyone parks on the street causing it to be a one way street with cars parked on both sides of the road.

C (Public): I am asking that you deny the application. You heard that it does not conform to community investments, places for people plan and it will cause a negative effect on the neighborhood. A parking lot is not the highest and best use of the property. The only way that you can recommend the parking lot is if you ignore the Wichita people of places plan. Applicant should work with the city to address the parking needs and work out a place to adequately addressing the concerns. This plan needs to be looked at in a more comprehensive plan.

C (Public): I would like to go over some facts, not just options. Per code as MAPC discussed, eight-five parking spots are required. By the study, at peak times, Happiness Plaza has 35% of unused parking spots. In other words, there are 29 spots that are not being utilized. My question is if there is plenty of parking why are we looking at building additional parking spots. There has been conversation that this parking is necessary to accommodate a bar they want to add. The need for parking spots is not changing. People are parking on the street because there is no signage that says patrons can park anywhere in Happiness Plaza. There should be signs that let everyone know they can park anywhere in the parking lot and not only the twelve spots in front of The Belmont. One side of the street needs to be restricted, so parking is allowed only on one side of the street.

C (Public): Supportive of business as they have made the area very vibrant. That being said, removing three hundred year old homes cannot be supported. In 1997, the pool was demolished and a new pool was built. The neighborhood wanted to park on the streets and deal with it instead of getting a parking lot. Within the neighborhood there is not enough parking to accommodate everyone that comes in.

C (Public): The purpose of zoning is to preserve the character of a community. Supporters of the zoning change have noted. You have read staff report that a parking lot is not the best and highest use of land in a residential district. The purpose of zoning is to provide proper land use protecting local environment.

C (Public): I grew up in College hill. This business is doing great things. The same people that want a solution are now complaining that there is a solution. They will never be satisfied.

C (Public): I have lived in College Hill all my life. The NA is a great. The Belmont and Andy's is great.

What makes these restaurants is College Hill. If these restaurants were anywhere else they would just be normal restaurants. I have been to some of the best restaurants in the world and they have no parking. Who wants a parking lot next to their house? All I ask is that we work together to find a solution.

C (Public): I was pleased when Trish made contact with me about this issue. I was there with Trish and a number of College Hill NA members. College Hill is a classic and the historical homes cannot be lost or changed. My organization gets in the trenches and saves homes. The homes are not on the national register, but all three are eligible. Our organization would apply for the registration. We could apply for the grant to get the homes restored and make them a more viable part of the community. Developers come and go but College Hill will always be here.

C (Public): I've been a part of the neighborhood for sixty-one years. I am in love with my neighborhood. I look at things through a different lens. The parking lot will bring more traffic to Oakland. It will divert traffic from other areas and it will come up through the neighborhood. We have a pool in the area already that brings a lot of traffic.

C (Public): There was a camel that lived outside of a tent. The owner stated no camels in the tent. He found a little break in the tent and pushed his nose through the tent. The owner seen the nose and stated oh it's just the nose. Then the camel got his muzzle in the tent. The owner seen the muzzle and stated oh it's just the muzzle. You get the point of the story, he kept pushing and pushing until he got his whole body into the tent. We need to preserve our neighborhood. Please deny the application.

C (Public): I support them. I have worked in the design development business for some time. I have not worked for a better set of owners. They have always tried to reach out to the community. The needs of businesses do change and we live in a flexible world.

C (Public): I am opposed to the parking lot. There is no guarantee it won't turn into The Belmont towers

C (Public): I want to discuss the concern of our neighbors. The lives of the children that play on the streets in the afternoon and long after dark. Their primary interest isn't the College Hill neighborhood. And that is reflected in their mission statement.

C (Public): It goes back to places for people. We call WPD for speeding and traffic problems, that's what they are there for. The applicants need a zip code study and see where their customers are coming from. Happiness Plaza has a signage problems. I believe there are plenty of other options instead of removing the homes.

C (Public): I purchased a home twenty years ago next to a parking lot. I have recently learned that they are planning to make the area on the other side a parking lot as well. That is a deal breaker for me. There are only five homes left on the street. That is enough.

C (Public): I grew up in College Hill. I live in College Hill and my mom lives there as well. I am also a parent at Blessed Sacrament. I love what they have done with the neighborhood. I think the parking lot is beautiful. Signage does exist at The Belmont and Happiness Plaza. I support.

C (Public): I am a chef and owner of a restaurant. I live in the neighborhood I have two small children and my concern is that there hasn't been enough exploration of the comprehensive plans. I think there is a more creative format to address parking needs.

C (Public): I have owned a College Hill home for thirty years and active in everything they do. Something that I haven't heard is what is does the parking lot do for our property values and property tax. I have spoken with realtors that say it will crash. I vote no.

C (Public): Clifton is becoming an issues for traffic. There needs to be a comprehensive plan for speed and street crossing. The Belmont is great for the neighborhood and I love everything they are doing. My concern is that by further developing that block it will create more issues.

C (Vice Mayor Johnson): City ordinance does not allow speed bumps in neighborhood.

C (Public): There are many other options that we can look at for addressing the parking. If you approved this you are supporting the removal of homes for businesses. I would like to see the neighborhood work with the applicant to find a different solution.

Q (DAB): I would like the applicant to speak more about the Speak Easy Bar

A (Applicant): The building has a basement for ancillary use. The design would have to fit ADA access. So it would be the same option.

Q (DAB): Are you willing to work with the NA to find alternative options to address parking?

A (Applicant): Sure. We have talked with them regarding some of the options. We have discussed having parking to the west were the two homes are. That would give us about ten spaces. We have looked at the homes on the north side of Douglas, which are not for sale. There is one for rent on the corner. The other options would encourage people to cross traffic and traffic to slow down. Even though there is a cross walk seventy-five to eighty percent of people do not use it. As far as valet, you need parking lot to park the valet cars in. Without a parking lot they wouldn't have anywhere to park the cars. We will continue to research.

Q (DAB): You stated that you spoke with other businesses about using their lot, what was their reasoning for declining?

A (Applicant): The ones that are vacant at the hours we would need to use them did not want to take on the liability.

Q (DAB): Is the church of Scientology not willing to lease more spaces?

A (Applicant): We are leasing 100% of their lot.

Q (DAB): Do you know the distant to other lots that may be available? Have you heard if any other lots are available such as Victory in the Valley, the dentist, or Andy's?

A (Applicant): As we look further everyone is looking for more parking. I do not know if in a few months it would be realistic to have someone park blocks away.

C (DAB): A few different concerns and wants and needs. People are upset with street parking and want solutions, others are ok street parking oppose to a parking lot. The places for people plan is to promote walkability and more green space. I think the concept you developed falls into the places for people. I don't think twenty-six spaces is that much more. The farmers market will have traffic back on the street. But if you have rules in places it may work. The other properties is extended back so it would not look any different. I can understand others concerns for preserving the homes. Either way there will be a group upset and a group satisfied. The biggest issues is the homes being removed.

Q (DAB): Can you talk about the signage that you currently have.

A (Applicant): We have a sign that we put out. We currently have seven signs that say Happiness Plaza parking only.

Q (DAB): Where do you have them?

A (Applicant): On the west side. There are three in front of Frost and three in front of the salon.

C (DAB): I drive past that area a lot and there are signs sandwiched between the neighborhoods. I have had to intentionally look for signage. There is not a sign that says if you want to go to The Belmont, park here. I believe your signage should say The Belmont parking, not just Happiness Plaza.

A (Applicant): The only reason the signs do not say The Belmont is because there are other tenants and everyone can use the parking. Everyone uses the same parking spaces.

Q (DAB): What would you do with the homes if they decided to decline the application? You currently own the homes right?

A (Applicant): I don't have a plan after that. It was the goal when purchasing the homes.

Q (DAB): With that being said, there is no guarantee that these homes will make it anyway, right?

C (DAB): When we get these zoning cases I like think what do I want to see out my front door and what would I want to see out my back door. So even if the homes are removed, it is still residential. There is a problem property across the street from my home that has problems with drugs and homeless. The parking at those businesses was not large enough to accommodate the businesses, so the business left. But I believe if those buildings were still homes, we wouldn't have the issues of crime in that area. I would much rather have neighbors than vacant buildings. I will help find a solution to the parking issues, but I do not want to lose any of those homes or apartment buildings. This sounds like a great solution, but I do not think this is the best solution.

A (Staff): The eighty-five Spaces includes parking they own and church parking they lease. The parking reduction they requested in 2019 is sixty-four spaces. The city is not requiring more parking from them because they requested a reduction. The new parking proposal is not a requirement from the city.

C (DAB): I am still concerned about the on street parking. There isn't enough parking, everyone is parking on the street. .

A (Philip Zevenbergen): The study was to get quantifiable data. The parking study was only six days. It was not exhaustive. We just wanted some type of data to show how many spaces were available.

C (DAB): Seeing that parking is a problem for many of the businesses in that area, is the staff planning to create a comprehensive plan to address the parking issues? How are staff looking at addressing the issue? Are businesses collective looking at ways to address this together?

A (Philip Zevenbergen): The Places for People plan establishes the guidelines for how we should grow new developments. There has not been a plan or discussion of a plan to address the Clifton square business district. There isn't a plan how the city and private businesses come together to find solutions for this. This business is trying to address their needs. We aren't there yet.

A (Scott Wadle): City is working to develop a parking plan. However, the plan is mostly focuses on downtown. We understand there are parking demands that need to be addressed. The issue is beyond parking, what is the strategy for the entire neighborhood. Douglas design district is another plan that has been adopted and has discussion about what we can do.

Q (DAB): Did the idea of the parking lot generate from the community or the thought that you need more parking?

C (Applicant): The very first time it was brought up, the homeowner approached me and said you should buy my house and make a parking lot. I told her I didn't have any money to purchase her home. I told her we can try to figure something out down the road.

Q (DAB): Can we have more time for them to get back with the NA or DAB to possibility find a different solution?

Q (DAB): Question for the NA, valet was mentioned as an alternative. Did you have any parking lots in mind?

A (Public): I had a conversation with Victory in the Valley last week and they didn't know three houses were on the line. She would be more open to it since its valet because that takes away her concern of liability. It's about more solutions than just this one business.

C (DAB): I've only been able to park in The Belmont parking lot one time. I would like to park in the lot as much as possible because I do not like parking in front of homes. I believe the county comprehensive plan can be subjective applied to any proposal. I am concerned about the parking because the Q line has been moved from College Hill. The staff report brings up the loss of a few thousand dollars in revenue as justification to control what someone decides to do with their own private property is pretty un-American. I want to support the businesses in that area because I walk there and I am there almost every single day.

C (DAB): Just from my own advice, Fairmount neighborhood is being demolished every single day. We have developers that are building entire blocks and building these monstrosities of apartment complex. People that have no investments here. They come here go to school then leave. Our neighborhoods are

being destroyed. And I have a problem with that. I am always on the side of preserving the charter of the neighborhood. How do the community and developers work together?

Q (DAB): If application is denied, what does that mean for the applicant?

A (Philip Zevenbergen): If the City Council denies the application, the applicant will have to wait a year from the date of application to reapply. The applicant can submit a modified application after six months, which has to be substantially different from the current application. If the applicant withdraws the application before this Thursday it is like it never happened in terms of when they can submit a new application.

Q (DAB): After hearing from DAB and the public, how do you feel about withdrawing this request and researching some other options?

A (Application): We have put a lot of work into this.

C (DAB): This DAB is strong about hearing public options. I believe if you took more time to work with the community you may identify some alternatives. If you withdrawal before Thursday that will give you a chance to represent the application.

A (Application): With the continued development we have worked through different scenarios and talked to different experts. We continue to be asked the same question as to who is going to valet park to purchase local goods. For those reasons we believe there needs to be more parking options close to the retail space.

Action Taken: Motion made by **Lawanda DeShazer** and seconded by **Kaytie Brozek** to **DENY** the application subject to the conditions listed in the staff report. Motion to **DENY PASSED 6-4-0**.

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Board Agenda

9. Updates, Issues, and Reports

Reports from the council member and DAB on any projects, activities, events, programming, resources, issues, etc. in the neighborhoods, council district, and/or city.

LaWanda DeShazer shared A.I.M. event that will be held on Monday, October 11 from 5:30-8:30pm at New Life Church and Outreach Center located at 1156 N Oliver. The event will have free games, free food, vendors and guest speakers. The purpose of the event is to network and provide the space youth need to be empowered.

Recommended Action: Received and filed.

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Adjournment

The meeting was adjourned at 10:17pm.

The next District 1 Advisory Board meeting is scheduled to be held at 6 p.m. on Monday, November 1, 2021. It is scheduled to be held in person at Atwater NRC, 2755 E. 19th St. N., Wichita, KS 67214. DAB members, presenting staff, and residents also have the option to continue participating in DAB meetings virtually via Zoom or to watch them live on the [District 1 Facebook page](#). The meeting agenda and Zoom information for the next meeting can be found on the [District 1 webpage](#) the Wednesday prior to the meeting.

Guests

Jada Shiya	Jacob Cook	Kate Wenninger	Macy Tempch
Lexi Michael	Becky Reynolds	Tom Innig	Bryan Fisher
Brook Russell	Jordan Ovelletta	Charisse Bachrodt	Tiffani Wilson
Mark Terikerebel	Alan Kailer	Gabe Czepiel	Jason Havelly
Sonya Brozek	Mary McCune	Paula Phillips	Chris Phillips
Susanne S.	Troy DeMarco	Bailee Ehhstrom	Emma Navarro
Irne Phillips	Phillip Martinez	J. Greg Kite Press	Brandon Paulseen
Russ E.	Bill Dwyer	Kim L.	Kelly N.
Ryan Francisco	Anthony Francisco	Michael O.	Carley Young
Teresa Boyd	Tina Nye	Tom Nye	Shellee Morrison
Man Burgardt	James Goodfriend	Trish Hileman	Lacey Holtz
Myron Ackerman	Susan Miner	Kyra Monaco	Ann Graham
Clark Moeller	Rebecca Ignowski	Conal S.	John Michael
Tim G	Kevin D.	Annie Harner	Travis Russell

Respectfully submitted,
Tasha Hayes, District 1 Community Services Representative